

Minutes

May 11, 2021

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Dick Brady, Ray Santullo, Tom Gilbert, Michelle Doster, and Russ Winch present. Also present was Town Planner Susan Hauver and Town Commissioner Michael Bailey. Member Mike Kuster was absent. The meeting was also live-streamed on the Town's Facebook page.

1. Comprehensive Plan Update: Economic Development: Commercial and Industrial zoning districts

Planner Hauver presented the attached slides detailing the issues and opportunities in the Old Town Mixed Use, Commercial, and Industrial zoning districts. She also reviewed general recommendations with regard to economic development.

Member Winch suggested that the Town gather statistics that might convince a business owner to consider locating in Walkersville. He feels that business owners are not aware of the Town's prosperity and ability to support businesses.

Member Brady suggested that the Town consider permitted accessory dwelling units, particularly in the Old Town area. He also noted his continued frustration with the temporary signage and overall expansion of the Walkersville Feed Store.

Member Brady asked about the staff suggestion that the southeast side of E. Frederick Street be considered for rezoning from B-2 to B-1. The property owners might consider it to be a downzoning. Ms. Hauver said that the district regulations would need to be studied carefully prior to rezoning. Property owners would need to be included in the process.

Member Brady asked about solar operations, and it was the consensus of the Commission that the Town should decide where they would fit in terms of zoning.

Member Brady suggested that the telephone poles along Biggs Ford Road be removed in favor of lines being placed underground or replaced with wireless technology.

Member Winch suggested that the zoning could be amended to prohibit a gas station being constructed within a certain distance of another gas station.

Member Santullo thought that the DeCaro property along MD 194 might be a good spot for B-0 zoning. It would tie in with the adjacent accountant's office.

Member Doster it will take a lot of time to consider all the properties discussed in the presentation. She asked about the review process and wondered how frequently the Commission would meet to work through the material.

Mr. Mark Lynch of Walkers Overlook asked about the plans for the Town owned Walker Farm. He is wondering if it will stay agricultural.

Mr. James Kelley of Maple Avenue, expressed frustration about conflicts between businesses and residences in the Old Town area. He felt that adding any new businesses to the Maple Avenue will only worsen the mess that is already there.

Chairman Ennis reviewed points made in the discussion:

- Gather statistics on the Town's ability to support businesses
- Identify appropriate areas for accessory apartments
- Identify appropriate areas for solar panel arrays
- Explore the overlay concept for the Old Town Mixed Use zoning district

Member Gilbert request that staff recommendations be presented in a list format.

2. Announcements

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver